

**CAMDEN PLANNING BOARD  
MINUTES OF MEETING  
December 6, 2012**

**PRESENT:** Chair Chris MacLean; Members Richard Householder, Jan MacKinnon and Lowrie Sargent; and CEO Steve Wilson

**ABSENT:** Member Kerry Sabanty and Alternate Member Sid Lindsley

The meeting of the Planning Board of December 6, 2012, was convened at 5:00 pm.

**1. PUBLIC INPUT ON NON-AGENDA ITEMS:**

No one came forward to speak.

**2. MINUTES**

November 15, 2012

Page 2 Line 41: The word “story” had been misspelled.

**MOTION by Mr. MacLean seconded by Mr. Householder** that the Planning Board Minutes of November 15, 2012, be approved with changes.

**VOTE: 4-0-0**

**3. SUBDIVISION: Termination of Condominium – Informational Meeting**

**Peter and Naomi Castner: Map 125 Lots 9—1, 9-2 & 9-3: Traditional Village District  
(V): 80 Bay View Street**

The CEO explained that the Castner family now owns all three units in this condominium. The building was originally a single family residence, and the family wants to demolish this building and build a two-unit home on the lot. They have been advised by their attorney, Jack Sanford, that the Planning Board should receive official notice of this Termination which was prepared pursuant to 33 M.R.S.A. §1602-118; Town Attorney Bill Kelly agrees with Mr. Sanford that the notice can be presented so the subdivision approval granted for the project can also be terminated.

The Board discussed the issue which was new to the Camden Planning Board, and for which there is no precedential policy. The CEO did not have a copy of the applicable Statute, and the Chair was concerned that the Board had no authority to act – no statutory role in the process, and/or no role outlined in a Camden Ordinance.

Mr. Sargent wonders if the owners will need to terminate the Condominium Documents and Registration with the Secretary of State was part of the process; it seems to him that this is purely a legal issue and not a Planning Board issue as well. He asked about what permissions the owners will need to create the new two-unit building, and Mr. Wilson replied they will need both a demolition permit and a building permit. If the subdivision simply disappears, the three lots will merge back together and become Lot 9 again.

1 Mr. MacLean understands the owners desire to record the process for purpose of a clear  
2 title, but if the Statute is silent with regard to Planning Board authority, and there is no  
3 Ordinance provision for acting, then he would vote that there is no involvement.

4  
5 → The CEO will obtain a copy of the applicable Statute, and he will consult with the Town  
6 Attorney as well.

7  
8 **4. SITE PLAN REVIEW: Completeness**

9 Thomas and Carrie Hedstrom/Hedstrom Electric: Map 113 Lot 83: River Business District  
10 (BR): 24 Mt. Battie Street  
11

12 Mr. and Mrs. Hedstrom represented themselves before the Board returning for review of  
13 a new 32' x 64' building on the site of a former single family residence. The Hedstroms proposes  
14 to build a new 2-story building with his electrical business and a garage at ground level, and a  
15 single family residence above. The BR District requires commercial at street level, but does not  
16 allow single or two-family residential uses above – only multi-family. Last meeting Mr. Wilson  
17 was tasked with asking Town Attorney Kelly for his opinion on whether or not a replacement  
18 non-conforming single-family residence is permitted in this case. In a letter dated November 30,  
19 2012, Mr. Kelly states that the non-conforming single-family use of the property was not  
20 terminated with the recent removal of the trailer, and that expansion of the footprint is allowed  
21 within the constraints imposed by the Ordinance; the Hedstroms' proposal can be allowed if all  
22 applicable Ordinance criteria are met.  
23

24 The Hedstroms have submitted a revised application packet (same date of 10/17/2012) to  
25 address the comments made by the Board at the 11/15 meeting during a preliminary review of  
26 the Site Plan Content. The Board reviewed those submissions:  
27

28 **Site Plan Content**  
29

- 30 ✓ Mr. Hedstrom had submitted a multi-page application packet (dated 10/17/2012) containing  
31 several submissions; each page was numbered.  
32

33 → The required North Arrow is pointing South and needs to be reversed  
34

35 *Owner's name and address*

36 Provided on Application  
37

38 (b) *Names and addresses of all abutting property owners*

39 Provided in Packet at Page 2  
40

41 (c) *Sketch map showing general location of the site within the Town*

42 Provided in Packet as Tax Map 113 at page 15  
43

44 (d) *Boundaries of all contiguous property under the control of the owner or applicant regardless  
45 of whether all or part is being developed at this time.*

- 46 ✓ Mr. Hedstrom added the bearing and distances taken from his deed to the Site Plan  
47

1 (e) *Zoning classification(s) of the property lines of the property to be developed and the source*  
2 *of this information.*

3 Provided on Application and on Tax Map at page 15

5 (f) *The bearing and distances of all property lines of the property to be developed and the source*  
6 *of this information. The Board may require a formal boundary survey when sufficient*  
7 *information is not available to establish on the ground, all property boundaries.*

8 A formal boundary survey was not required

10 (g) *The location of all building setbacks required by this Ordinance.*

11 → Building setbacks from property lines need to be added to the Site Plan including the 75'  
12 Shoreland Zone setback line

14 (h) *The location, dimensions, front view, and ground floor elevations of all existing and*  
15 *proposed buildings in the site*

16 ✓ Dimensions of the proposed building have been added to the drawings

18 (i) *The location and dimensions of driveways, parking and loading areas, and walkways.*

19 ✓ Dimensions of the driveways have been added to the drawings

20 → Dimensions of the parking area are not all there and need to be added

22 (j) *Location of intersecting roads or driveways within 200 feet of the site.*

23 Provided on Town GIS Tax Map

25 (k) *The location and dimensions of all provisions for water supply and wastewater disposal*

26 → The proposed septic tank location will be removed from the Plan – it is not required at this point  
27 in the project.

28 → The location of the existing waterline is available from the Town and needs to be added to the  
29 Plan.

31 (l) *the location of open drainage courses, wetlands, stands of trees, and other important natural*  
32 *features, with a description of such features to be retained and of any new landscaping planned.*

33 The Board agreed that since there are no changes being made to the site itself, there is no need to  
34 show these features; no new landscaping is planned.

36 (m) *Location and dimensions of any existing easements and copies of existing covenants or deed*  
37 *restrictions.*

38 ✓ The CMP easement dated September 6, 1974, was provided at Page 6

40 (n) *Location, front view, and dimensions of existing and proposed signs.*

41 → The exact location of the proposed sign needs to be shown on the Plan; dimension need to be  
42 added to the drawing provided in the packet.

44 (o) *Location and type of exterior lighting.*

45 → The location of exterior lamps needs to be shown on the Plan, including any that may be  
46 proposed for the sign.

47 ✓ Cut sheets for any proposed exterior lighting was provided at Page 16, 17 & 18

1 (p) *Copies of applicable State and Federal approvals and permits, provided, however, that the*  
2 *Board may approve site plans subject to the issuance of specified State approvals and permits*  
3 *where it determines that it is not feasible for the applicant to obtain them at the time of site plan*  
4 *review.*

5 The project will require a Fire Marshall's permit which the CEO will need to have in hand before  
6 issuing any building permit.

7  
8 (q) *A signature block on the site plan, including space to record a reference to the order by*  
9 *which the plan is approved.*

10 → A signature block was included at Page 19, but it must be included on the Site Plan.

11  
12 Section 4. Supplemental Information

13 None of the Supplemental Information will be required.

14  
15 No waivers are being requested.

16  
17 A Site Walk was scheduled for 4:30 December 20 prior to the Planning Board Meeting; there the  
18 Application will be reviewed following a Public Hearing at 5 pm.

19  
20 **5. DISCUSSION:**

21  
22 1. *Minor field adjustments:* There were none

23  
24 2. *Future Agenda items:*

25 Mr. Hedstrom will return on 12/20 with a Site Walk, Public Hearing and Final Review  
26 Subdivision Termination discussion/action

27  
28 3. *Pending Applications:* None

29  
30 4. *Signs:* The second business sign is ready for a Select Board decision on whether or not to  
31 accept the sign. The first sign at Bay View and Commercial Streets was removed in anticipation  
32 of winter plowing; when it is re-installed in the spring the finish trim will have been added.

33  
34 There being no further business before the Planning Board they adjourned at 5:55 pm.

35  
36 Respectfully submitted,

37  
38  
39 Jeanne Hollingsworth, Recording Secretary